



1 & 2 CHURCH VIEW, FELIXKIRK, THIRSK
Offers Over £550,000

Carter Jonas

1 & 2 CHURCH VIEW, FELIXKIRK, THIRSK, YO7 2DP

A unique chance has arisen in the sought-after village of Felixkirk to purchase a pair of semi-detached properties with clear scope to create a substantial detached home. Positioned side-by-side and offering complementary layouts, the two homes at 1 and 2 Church View present a rare opportunity for a creative buyer to reconfigure, extend or remodel to suit individual needs—all within a peaceful village setting. Any future combination or redevelopment would, of course, be subject to the necessary planning consents.

Number One offers three bedrooms and a WC on the first floor, with two reception rooms, kitchen, bathroom, and a useful store on the ground floor. Number Two provides a similar ground floor layout—two reception rooms, kitchen, bathroom and study—but the first floor comprises two well-proportioned bedrooms and a separate WC, offering a slightly different internal footprint.

Externally, both houses benefit from front gardens with hedging and side paths leading to private rear courtyards. The left-hand property enjoys a generous side garden, and if the two plots were combined, they would offer outside space to three sides—ideal for landscaping, extending, or simply enjoying an expansive private setting.

Accessed via a shared drive, the rear also provides ample parking. Opportunities of this nature—where existing properties can be creatively developed into a single, bespoke home—are increasingly scarce, particularly in desirable, established villages like Felixkirk. This is a rare blank canvas with potential rarely found outside of building plots.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

COUNCIL TAX BAND D

EPC BAND E

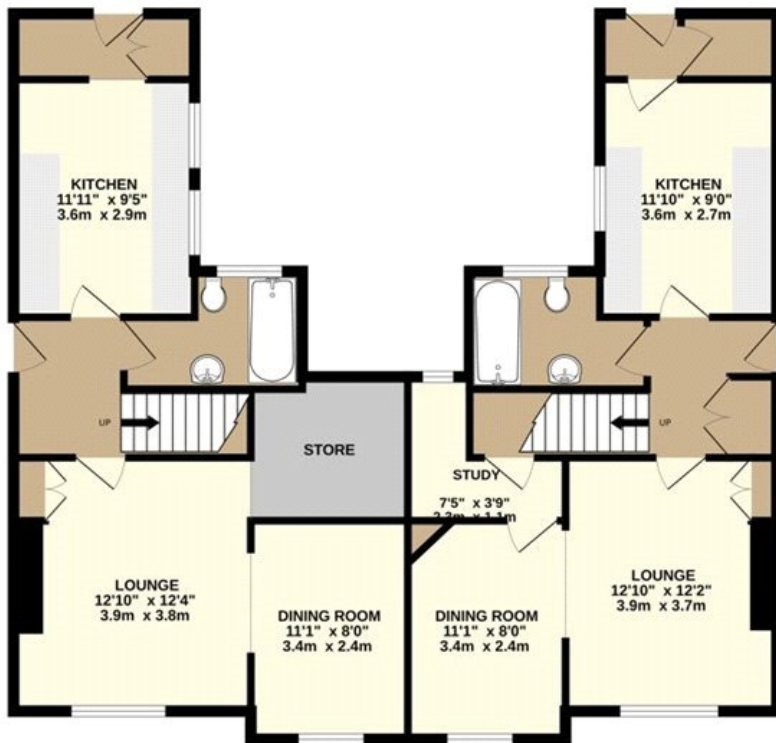
A RARE OPPORTUNITY TO ACQUIRE TWO ADJOINING VILLAGE PROPERTIES WITH SCOPE TO CREATE A GENEROUS DETACHED HOME IN THE HEART OF FELIXKIRK—AN IDEAL PROJECT FOR BUYERS SEEKING SPACE, FLEXIBILITY, AND A PRIME VILLAGE SETTING



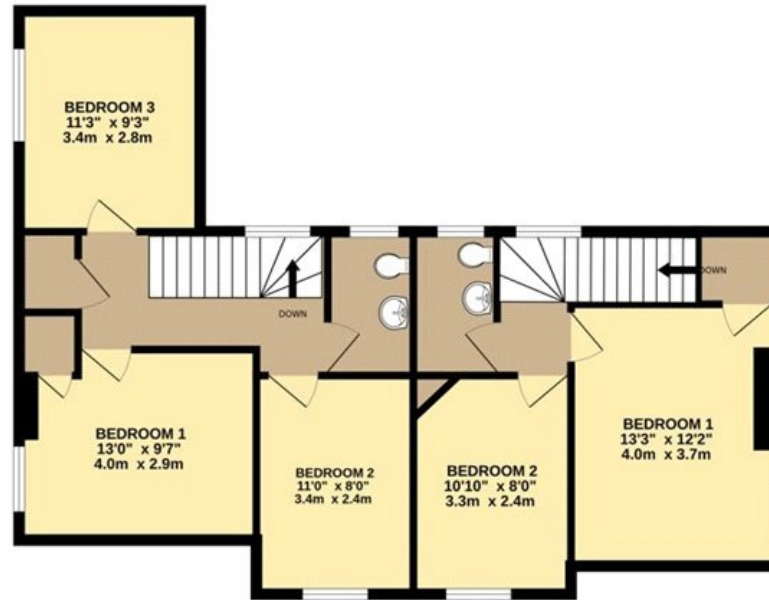




GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.

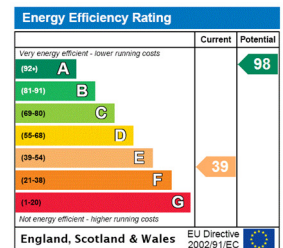


A PAIR OF SEMI DETACHED PROPERTIES, PERFECT OF CREATING ONE GRAND HOUSE

TOTAL FLOOR AREA : 1823 sq.ft. (169.3 sq.m.) approx.

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York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

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